

NOTRE NID

SOLE AGENT



3

BEDROOMS

2

BATHROOMS

1,332

SQ FT

£845,000 LOCAL MARKET, CASTEL

Notre Nid is an immaculately presented property situated just inland from Vazon Bay. This beautiful home lies within a select development of six properties, set back from the road, offering peace and tranquility. Decorated in neutral tones, the ground floor accommodation offers a spacious entrance hall, cloakroom, a modern, open plan kitchen/sitting/dining room and a bedroom/study with storage. The first floor has a primary bedroom with built-in wardrobes, en-suite shower room and there is a further bedroom with family bathroom. Externally, there is an enclosed, easily maintained patio garden to the rear of the property with small timber shed. Parking is available for up to four vehicles and there is also a third share of a wooded/lawned area. Overall, a lovely home in a highly desirable West coast location and within a two minute walk of the popular Richmond beach.



LIVINGROOM

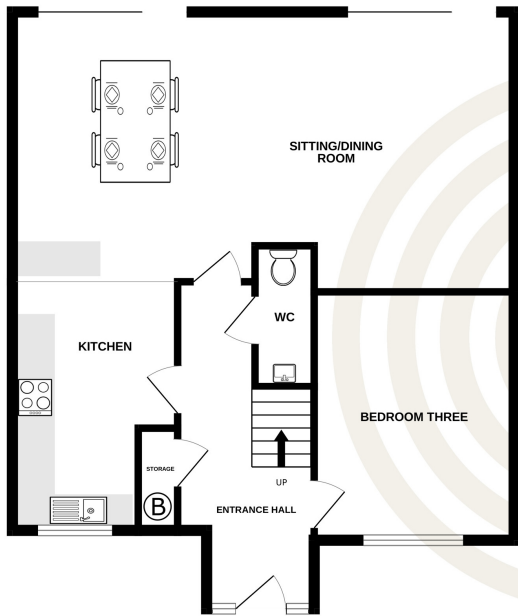
The Channel Island Estate Agent



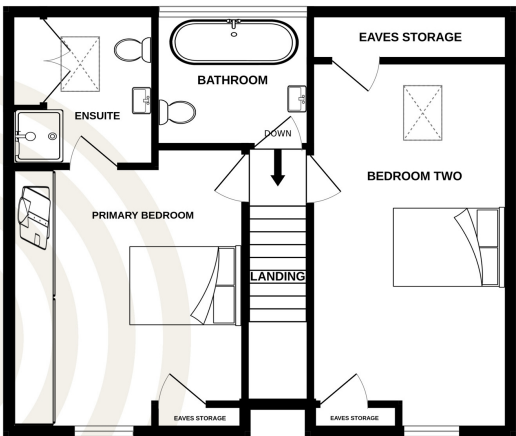




GROUND FLOOR
752 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1332 sq.ft. (123.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR

Entrance hall	7'2 x 17'2
Kitchen	8'9 x 13'1
Sitting/dining room	26'5 x 14'9
Bedroom three	10'6 x 13'1
Cloakroom/WC	3'1 x 7'5

FIRST FLOOR

Primary bedroom	12'6 x 15'0
En-suite	7'9 x 8'2
Bedroom two	10'7 x 19'6
Bath/shower room	8'2 x 7'1

KEY FACTS

Immaculate family home
Situating in a small select clos
Located just inland from Vazon
Open-plan living
Enclosed garden and parking for up to four vehicles

SERVICES

Mains services

DRAINAGE

Mains drainage

HEATING

Electric central heating

APPLIANCES

Neff hob
Neff extactor unit
Neff fridge freezer
Neff dishwasher
Bosch washer/dryer
Neff Larder fridge freezer

INCLUSIONS

To include all carpets and fitted flooring, blinds as hung, light fittings and appliances as listed.

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

£845,000



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